

APPENDIX B



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URL TO VIEW:

<https://www.dropbox.com/scl/fi/ojczlolj5u2cac4ebzdb6/ATHLETICS-TRACK-VIDEO-2026-06-29-15-52-50.mp4?rlkey=omjn4s2nz3558u9a1d48anxwc&st=vlxs8x2m&dl=0>

APPENDIX C

Central Coast News

Community push to save parking at Mingara Athletics Track

March 17, 2026

 Lauren Evans

 

 329



Central Coast locals fear parking at a major sporting facility could be lost, with a retirement village proposed next door.

[CLICK TO VIEW](#)

URL TO VIEW:

<https://www.nbnnews.com.au/2026/03/17/community-push-to-save-parking-at-mingara-athletics-track/>

CENTRAL COAST ATHLETICS PROPOSAL

7.00 ENDORSEMENTS

Letters of support have been received from:

LOCAL GOVERNMENT

- * Fay Brennan, Mayor, Wyong Shire Council
- * Doug Eaton, Councillor, Wyong Shire Council
- * Chris Holstein, Mayor, Gosford City Council
- * Steve Row, Councillor Gosford City Council
- * Tony Sansom, Councillor Gosford City Council
- * Malcom Brooks, Councillor Gosford City Council

NSW GOVERNMENT

- * NSW Premiers Office
- * Office of the Treasurer
- * Minister for Sport and Recreation
- * Minister for Education and Training
- * Marie Andrews MP, Member for Peats
- * Chris Hartcher MP, Member for Gosford
- * Paul Crittenden MP, Member for Wyong

FEDERAL MEMBERS OF PARLIAMENT

- * Jim Lloyd MP, Member for Robertson
- * Senator Belinda Neal, Shadow Minister Child Care & Consumer Affairs
- * Michael Lee MP, Shadow Minister for Health, Member for Dobell

TOURISM AND COMMERCIAL DEVELOPMENT

- * Central Coast Tourism Inc.
- * Central Coast Regional Development Corporation

SPORTING BODIES

- * Sydney 2000 Organising Committee
- * Hunter Academy of Sport
- * NSW Institute of Sport
- * Little Athletics Assoc. NSW
- * Athletics NSW
- * Athletics Australia
- * Oceania Amateur Athletic Association

OTHER SPORTING GROUPS

- * Central Coast Disability Council
- * Central Coast Branch Athletics
- * Gosford City Marathon
- * Northlakes Triathlon
- * Gosford City Sports Council
- * Central Coast Women's Hockey Association
- * Central Coast Cricket Association
- * Central Coast Campus Union

CENTRAL COAST SCHOOLS

- * Avoca Beach Public
- * Bateau Bay Public
- * Berkeley Vale Community High
- * Berkeley Vale Public
- * Brisbania Public
- * Brooke Avenue Public
- * Central Coast Adventist
- * Chertsey Public
- * Chittaway Public
- * Copacabana Public
- * Erina Heights Public
- * Gosford High
- * Green Point Christian College
- * Henry Kendall High
- * Kariong Public
- * Lisarow High
- * Macquarie College
- * Mannering Park Public
- * Niagara Park Public
- * Our Lady of the Rosary, Wyoming
- * Ourimbah Public
- * Peats Ridge Public
- * Point Clare Public
- * Somersby Primary
- * St Brendans, Lake Munmorah
- * St Cecilia's, Wyong
- * St John Fisher, Tumby Umbi
- * St Patrick's, East Gosford
- * Tacoma Public
- * Terrigal High
- * Terrigal Primary
- * The Entrance Primary
- * Warnervale Public
- * Woy Woy High
- * Wyoming Primary



APPENDIX D

change.org

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Save Our Central Coast NSW Athletics Track Parking

1,896

Verified signatures

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First name

Last name

Email

Sydney, 2164
Australia

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Sign petition

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URL: <https://www.change.org/p/save-our-central-coast-nsw-athletics-track-parking>

Peter Kavanagh

DEVELOPMENT APPLICATION 420/98

Applicant's Name

Trustees Mingara Recreation Club Ltd
PO Box 8003
TUMBI UMBI NSW 2261

Land to be Developed

Lot 1007 DP 864115 Mingara Dr
TUMBI UMBI NSW 2261
Lot 1007 DP 864115

Proposed Development

Athletics Track, Playing Field
and Amenities Block
Stage One

BCA Building

Classification

DETERMINATION

Pursuant to the provisions of Section 80(3) of the Environmental Planning and Assessment Act 1979, the following condition concerns matters as to which the Council must be satisfied before the consent can operate:

The design of the development and adjacent drainage system being resolved to mitigate any adverse impacts on flooding, to Council's satisfaction.

Evidence of compliance with the above condition sufficient to satisfy the Council as to those matters must be provided within 12 months from the date of this letter. If evidence is produced in accordance with this requirement, the Council will give notice to the applicant of the date from which the consent operates. If Council has not notified the applicant within a period of 28 days after the applicant's evidence is produced to it, the Council is, for the purposes of Section 97 of the Environmental Planning and Assessment Act 1979, taken to have notified the applicant that Council is not satisfied as to those matters on the date on which that 28 day period expires.

Consent to Operate From

In accordance with the provisions of Section 91AA(5) of the Environmental Planning and Assessment Act 1979, upon the Council notifying the applicant that sufficient evidence has been produced to enable the Council to be satisfied that the condition above has been fully complied with, this development shall become operative.

Consent to Lapse On

Two years from the date on which the consent operates

- 1 The development taking place in accordance with the approved development plans reference number 20621, DA01, DA02, DA03A, dated November 6 1998 and Drawing 98139 DA01, and except as modified by any conditions of this consent.
- 2 Compliance with the provisions of the Building Code of Australia.
- 3 The payment to Council of the following contributions under Section 94 of the Environmental Planning and Assessment Act for Council's Contribution Plan, prior to the release of the Construction Certificate. Council's contributions are adjusted on the first day of February, May, August and November. The amount of the contributions will be adjusted to the amount applicable at the date of payment.

Roads	\$ 24663.00
Drainage	\$ 72290.00
- 4 The provision and maintenance of landscaping in accordance with Council's Policy Number L1 - Landscape for Category 3 development including the engagement of an approved landscape consultant and contractor for the landscaping and the lodgement of a bank guarantee, prior to the issue of a Construction Certificate, for either the cost of the landscaping works or 5% of the total development cost. The report is to identify the planting schedule for completion of the planting within the adjacent 30 metre planting buffer in conjunction with this development
- 5 Application for a Construction Certificate is to be submitted to the certifying authority and approved prior to commencement of any works of construction.

- 6 The provision of the slip lane on the Wyong Road/Tumbi Creek Road roundabout, as identified in the Contributions Plan. The design and construction of the works is to be in accordance with Council's Engineering Requirements for Development. Details to be approved by Council prior to issue of the Construction Certificate. All works are to be completed and approved by Council prior to commencement of operations of the development.
- 7 The provision of a road corridor through the western carparking area of the Mingara Club linking to Beckingham Road. Details to be submitted and approved by Council prior to issue of the Construction Certificate.
- 8 The design of the access roads and carparking for the development is to include:
 - provision for set-down areas
 - provision for buses
 - provision for cyclists and pedestrians. Bicycle parking is to be in a secure area near to the development
 - the temporary and ultimate access roads
 - the road corridor from the western carpark to Beckingham Road
 - provision for 150 all-weather parking spaces near to the development
 - an additional 150 carparking spaces to be provided as grassed overflow parking.

Detailed plans are to be submitted to and approved by Council prior to issue of a Construction Certificate. All works are to be completed and approved by Council prior to commencement of operations of the development.

- 9 The provision of a concrete pedestrian/cycleway facility from Beckingham Road to link with the development. Details are to be submitted to and approved by Council prior to issue of the Construction Certificate. All works are to be completed and approved by Council prior to commencement of operations of the development.
- 10 The provision of a stormwater quality control system for the development. Details are to be submitted to and approved by Council prior to issue of the Construction Certificate. All works are to be completed and approved by Council prior to commencement of operations of the development.

Pedestrian/cycleway
in DA

- 11 The design of the development and the stormwater system is to be provided to ensure no adverse effects, in accordance with Council's requirements. Details are to be submitted to and approved by Council prior to issue of the Construction Certificate. All works are to be completed and approved by Council prior to commencement of operations of the development.
- 12 The hours of operation of the facility are not to exceed 7.00 am to 10.00 pm.
- 13 The maximum number of persons attending the facility shall not exceed 1,000 in accordance with the acoustic report prepared by PKA Acoustic Consultants, dated November 16 1998.
- 14 The public address system shall be designed in accordance with the details presented in the report by PKA Acoustic Consulting and shall not be used after 7.00 pm to preserve the amenity of adjacent residents.
- 15 The use of the facility after 7.00 pm shall be limited to activities which will not cause offensive noise on nearby or adjoining properties.
- 16 An amended acoustic report is to be submitted with the application for a Construction Certificate identifying measures to be implemented to mitigate the effects of noise from the proposed carparking areas.
- 17 A noise impact prediction verification report is to be submitted within 3 months of completion of the facility or immediately following a maximum capacity event to confirm the recommendations in the acoustic report by PKA Acoustic Consulting dated November 16 1998. The Club shall undertake any additional works as identified by the Consultant, after consultation with Council, to prevent offensive noise that may be identified.
- 18 The lighting of the facility is to be designed so as not to cause lighting spill beyond the boundaries of the Mingara Club site. Certification shall be submitted by the Lighting Consultant prior to occupation of the building on the effects of the lighting system on nearby and adjoining residential properties and any remedial works that are necessary to prevent an impact on those properties.

- 19 The obtaining of a Certificate of Compliance under Section 27 of the Water Supply Authorities Act 1987 for water and sewer requirements from Wyong Shire Council as Water Supply Authority prior to the issue of a Construction Certificate. Contributions and works will be determined in accordance with the Act upon receipt of the application for a Certificate.
- 20 The control of soil erosion on the site and the prevention of silt discharge into drainage systems and waterways in accordance with Council's Development Control Plan No 67 - Engineering Requirements for Development and Policy for Erosion and Sediment Control from Building Sites. A Compliance Certificate for the design plans is to be obtained prior to the issue of a Construction Certificate. The control of erosion and silt discharge will involve works and measures on site and possible additional silt retention works.
- 21 Prior to the issue of any Construction Certificate, the submission to Council and approval of details of the source of fill, heavy construction materials and proposed delivery routes.
- 22 The making good to the satisfaction of Council, or payment of the costs incurred by Council in making good, any pavement damage or structural deterioration caused to Council's roads by the use of such roads as haulage routes for materials used in construction or the operation of the approved development.
- 23 The developer being responsible for any costs relating to any alterations and extensions of existing roads, drainage and Council services for the purposes of the development.
- 24 The design and construction of all engineering works within Council controlled property in accordance with Engineering Requirements for Development which are prescribed at the time of commencement of engineering works. Design plans to be approved by Council prior to issue of a Construction Certificate.
- 25 The extension of the water and sewer services to the development in accordance with Council's requirements. Details are to be approved by Council prior to issue of a Construction Certificate.

Reasons for Conditions

- 1 To ensure the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the Wyong Local Environmental Plan; and
- 2 To ensure that the local amenity is maintained and that the development does not hinder the proper and orderly use of the subject land and its surrounds.

Right of Appeal

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Should you require further details regarding the conditions of consent, you are invited to contact Council prior to any appeal.

Signed on Behalf of the Consent Authority



Date: 24/02/1999

WYONG SHIRE COUNCIL

February 16 1999
To the Development Assessment Panel

Health and Development
Department

Athletics Facility, Mingara Recreation Club

PJK:DJH D/016261

SUMMARY

An application has been received for an athletics facility. The application has been examined having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

Applicant	Woods Bagot Architects
Owner	Trustees Mingara Recreation Club Ltd
Application No	420/98
Description of Land	Lot 1007 DP 864115 Mingara Drive, Tumby Umbi
Proposed Development	Athletics Facility
Site Area	22.33 ha
Zoning	5(a) Special Uses - Club and Community Purposes
Existing Use	Club

INTRODUCTION

The proposed Mingara Regional Athletics Facility is to be provided north-west of the Mingara Club. The Athletics Facility is to be provided in two stages:

- Stage 1 - to comprise of the track and field with a continuous grassed mound around the perimeter of the track to accommodate up to 1000 spectators;
- Stage 2 - will provide spectator accommodation for up to 3000 persons (to be developed at a later time - not part of this application).

Joint funding for the proposal has been committed by the Club, Gosford and Wyong Council's and the NSW Government.

RECOMMENDATION

- 1 That a "deferred commencement" consent pursuant to Section 80(3) of the Environmental Planning and Assessment Act be granted subject to appropriate conditions.**
- 2 That the following condition be required to be satisfied prior to the consent operating:**

The design of the development and adjacent drainage system being resolved to mitigate any adverse impacts on flooding to Council's satisfaction.;

Athletics Facility, Mingara Recreation Club

- 3 *The applicant and Mingara Club be advised that a road corridor linking the Mingara Club's western carpark with Beckingham Road is to be provided. The design for this road corridor is to be determined in conjunction with this application and approved prior to issue of the Construction Certificate.***

STATUTORY REQUIREMENTS

The proposed development is defined as a Recreation Area, which is a permissible use within the 5(a) Special Uses - Club and Community Purposes zone with Council's consent.

PUBLIC EXHIBITION

The proposal was exhibited for public comment, with two objections received, raising concern as to the ultimate development scheme in relation to: access, height of grandstands/amenities block, noise impact, lighting towers, and hours of operation of the facility. These issues are addressed in the body of this report.

COUNCIL POLICY

The proposal is required to comply with Council's Landscape Policy L1 for Category 3 development. An appropriate design report has been submitted, and subject to the submission of a master plan for the treatment of carparking areas, is considered acceptable.

ECOLOGICALLY SUSTAINABLE PRINCIPLES

The proposal has been assessed having regard for ecologically sustainable development principles and is considered satisfactory.

Precautionary principle (*ie threat of serious irreversible environmental damage*).

The proposal has been assessed in a precautionary manner in accordance with Council's requirements, incorporating satisfactory stormwater, drainage and erosion control and the retention of vegetation where possible, and is deemed to be consistent with these objectives.

Intergenerational equity (*ie ensuring the environment is maintained for future generations*).

The proposed development is unlikely to have any significant adverse impacts on the environment as noted above and will not decrease environmental quality for future generations.

February 16 1999
To the Development Assessment Panel

Health and Development
Department

Athletics Facility, Mingara Recreation Club

Conservation of biological diversity and ecological equity

The proposed development does not result in the disturbance of any endangered flora or fauna habitats and is unlikely to significantly affect fluvial environments. Accordingly, it is considered that the proposed development will not adversely affect biological diversity or ecological integrity.

Improved valuation, pricing and incentive mechanisms

This goal requires polluters to pay for containment, avoidance or abatement of the effect of pollution, as well as requiring the users of goods and services to pay for costs of these services.

It is considered that the proposed development is unlikely to generate pollution. However, the additional development (and therefore additional population), will generate increased demand for the provision of community services, public open space, and water and sewerage infrastructure. Contributions towards the upgrading of these facilities have been included in the proposed conditions of consent.

Therefore, given the above, it is considered that the proposal is consistent with the principles of ecologically sustainable development.

RELEVANT ISSUES

Having regard to Section 79C of the Environmental Planning and Assessment Act, it is considered that the following matters require further consideration and are addressed in the following sections:

ROADS AND TRAFFIC

A traffic report prepared by Project Planning Associates (ref 988221 dated November 6 1998) was submitted with the application. The Regional Traffic Committee has reviewed the application and the traffic report and their comments and requirements are included in the details below:

Effect on Existing Road Network

- ☐ The proposal submitted shows an extension of the existing service road to the west of the Mingara Club with a loop road connecting to the southern end of the athletics field. Future internal roads are shown (including a link to Wyong Road) however, are not proposed by the applicant with the development.

Athletics Facility, Mingara Recreation Club

- ❑ The Contributions Plan related to this area requires upgrading of roundabout at Wyong Road/Mingara Drive intersection with a left turn slip lane from Tumby Creek Road. It has been determined that these works are required with any additional development on the Mingara Club site and a condition is proposed requiring the construction of the slip lane. A credit will be given for these works.
- ❑ The future link to Wyong Road adjacent to the proposed track and field is supported and any design needs to make provision for these works. However, this is not being provided until some future development at the Club site proceeds.
- ❑ In adopting in principle the Mingara Precinct Masterplan, Council resolved (98/317) that a road corridor through the western overflow carpark to Beckingham Road be preserved. With the extent of development proposed for the Mingara Club and the design of the approved residential subdivisions off Beckingham Road, the options for the road corridor are limited. Attachment 1 shows a possible location for the future road corridor. It is noted that any road option has to cross the open stormwater channel and possibly the proposed wetland.

It is proposed that in conjunction with this development, a road corridor be established to the satisfaction of Council. This will require some modification to the internal access roads and carparking design and will be conditioned.

Internal Accesses

It is proposed that the existing service access to the west of the Mingara Club building be extended to the athletics facility with a loop road and bus drop off point. This is a temporary arrangement only with the ultimate access road being located further west to facilitate the motel and proposed theatrettes.

The design of the access road needs to be amended having regard for the ultimate design, the carparking areas and the link road corridor to Beckingham Road. Details can be conditioned and be determined prior to issue of a Construction Certificate.

The additional link to Wyong Road and the internal access roads related to this link are not proposed in conjunction with this stage of the development.

Pedestrian and Cyclist Requirements

It is proposed that a concrete pedestrian/cycleway facility be provided from Beckingham Road along Wyong Road to link with the development.

Provision is to be made for bicycle parking to ensure it is a secure area located close to the facility.

February 16 1999
To the Development Assessment Panel

Health and Development
Department

Athletics Facility, Mingara Recreation Club

It is not proposed to require any improvements across Wyong Road with this stage of the development. A pedestrian refuge is proposed to be considered with the future roadworks on Wyong Road for the Mingara Club development.

Parking

- The Traffic and Parking Assessment by Project Planning (November 6 1998) identifies the following parking requirements:

- for Stage 1, a peak demand of 120 spaces for routine events;
- 200 - 300 spaces for special events;
- up to 10 buses.

The Traffic Assessment states that at least 400 existing carpark spaces at Mingara Club are typically available throughout the day. At peak day periods, there is a spare capacity of 330 spaces. The report concludes that all parking demand scenarios likely to be generated by the athletics facility can be catered for by the existing formed parking.

- The consultants assessment of parking is not agreed with. The existing parking is considered to be required for the Mingara Club and so the demands for the athletics facility will need to be provided separately.

Also, the location of the athletics facility is isolated from the existing carparking and it is considered appropriate to provide at least some of the parking near to the facility for normal use. Some of the areas shown as grassed overflow carpark can be expected to be frequently used for the facility and so it is considered appropriate to formalise and construct 120 spaces. The Traffic Committee recommended that consideration be given to the provision of all weather parking for up to 150 spaces adjacent to the athletics facility.

It is proposed that the Stage 1 parking requirements be 300 parking spaces, with 150 spaces being constructed with a sealed surface - the remaining 150 spaces to be part of the overflow parking areas. Note that the plans submitted indicate that grassed overflow parking of up to 430 spaces is available. However, some of this area will be affected by the future road corridor to link to Beckingham Road.

Monitoring of the parking for this first stage will assist in determining actual parking requirements for the total athletics facility and can be reviewed with Stage 2.

STORMWATER MANAGEMENT

Flooding and Drainage

A report "Trunk Drainage Implications, Proposed Athletic Track Development, Mingara Club" prepared by Paterson Consultants dated November 1998, has been submitted.

February 16 1999
To the Development Assessment Panel

Health and Development
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The proposed athletics facility involves filling along the "Moss Drain" and could impact adversely on the flooding in this area.

The proposed level of the fields is 6.3m AHD and the upstream and downstream points of the drain's 1% flood level are 5.9m (ch 1060) and 5.76m AHD (ch 1150). The existing ground levels are approximately 5.4 - 5.5m AHD near to the drain rising to 6.0m in the area of the amenities building.

The consultant's report identifies that adjustments to the "Moss Drain" adjacent to the athletics field are required to minimise increases in flood levels along the drain.

Some concerns regarding the details of the consultant's report have been raised by Council's Flood Engineer - these are yet to be resolved. Some adjustments to the drainage system and the field location and design may be required to address these issues. It is proposed that a deferred commencement consent be granted subject to satisfactorily resolving the flooding and drainage requirements.

Stormwater Quality Controls

The stormwater from the athletics facility will discharge into the "Moss Drain" adjacent to Wyong Road. Stormwater quality controls will be required to provide a satisfactory stormwater discharge, in particular, control of litter.

Water Supply

Water supply servicing can be provided to the development. Contributions will apply in accordance with the Development Servicing Plan.

Sewer Servicing

Sewer servicing can be provided to the development. Contributions will apply in accordance with the Development Servicing Plan.

CONTRIBUTIONS

Contributions will apply to roads and intersections, drainage, water and sewer.

- 1 Water Supply and Sewer - To be determined upon design details being provided. The contribution rates currently established by the Development Servicing Plan are \$2,283/DU (water) and \$1,783/DU (sewer).
- 2 Roads - Details with the Contributions Plan determines the complete Athletics Field as generating 20% of the demand for the road and intersection works (total of \$73,990). It is estimated that this stage of the Athletics Facility will generate 1,000 people of a total 3,000 people for the complete facilities.

February 16 1999
To the Development Assessment Panel

Health and Development
Department

Athletics Facility, Mingara Recreation Club

Therefore, it is proposed that one third of the roads contributions will apply to this stage, ie \$24,663.

- 3 Drainage - The site is within sub-area A in the Contributions Plan. The drainage contribution for this part of the Mingara site is \$72,290.

Noise

An acoustic report has been submitted that assesses the impacts of noise sources associated with the development. The acoustic report has been based on an occupancy level of 1,000 persons.

The noise sources identified include:

- 1 Public address system
- 2 Road traffic noise
- 3 Carparking noise
- 4 Crowd cheer and on-field voice levels
- 5 Individual vehicle noise sources

Controls have been placed as conditions of consent to address potential noise impacts from the operation of the facility. A primary control is the restriction of the maximum number of persons using the facility to 1,000, consistent with the recommendations of the acoustic consultant. Conditions have also been imposed relating to carpark noise, hours of operation and the public address system.

Lighting

A report has been lodged that assesses the impact of floodlighting on the nearest affected residential properties. The effects of the spill of lighting would have the most impact on residential properties.

The report finds that to the north-west boundary of the facility being the nearest affected residential area, the illuminance maximum will comply with AS 4282. This position is 50 metres from the edge of the track and is represented as the levee bank/swale drainage area.

The lighting of the facility will have a distant visual impact on surrounding properties, however, generally consistent with sporting facilities of a similar nature, eg tennis courts and football fields.

February 16 1999
To the Development Assessment Panel

Health and Development
Department

Athletics Facility, Mingara Recreation Club

CONCLUSION

The proposed athletics facility is considered to be complementary to the existing Club and recreation facilities on site. The proposal is supported at community, local and state government levels. In view of issues remaining to be resolved in relation to flooding and drainage, it is considered appropriate that a Deferred Commencement consent be issued.

The staff responsible for the preparation of the report, recommendation or advice to any person with delegated authority to deal with the application have no pecuniary interest to disclose in respect of the application.

.....
Reporting Officer

.....
Reviewing Officer

The staff authorised to determine the application have no pecuniary interest to disclose in respect of the application. The report is endorsed and the recommendation contained therein adopted by the Development Assessment Panel:

.....
ADM

.....
ENG

.....
HB

.....
TP

Approved/Refused in accordance with the Development Assessment Panel's decision:

..... Date ____/____/____

ATTACHMENT C - HOTEL DA DA/935/2022 Parking assessment

An assessment of the parking required on site has been provided in the table below having regard for the existing uses on the site and parking rates in Chapter 2.11.

Land Use	GFA/number	Parking Rate	Parking Spaces Required
Dining area	2,517m ²	15 spaces per 100m ² GFA	377.55
Licensed area	882m ²	1 space per 5m ² GFA	176.4
Gamming area	1,850m ²	1 space per 5m ² GFA	370
Auditorium/conference centre	1,488m ²	1 space per 15m ² GFA	99.2
Office premises	100m ²	1 space per 40m ² GFA	2.5
Swimming pool	3,200m ² (1,000m ² water area)	30 spaces per 500m ² water area	60
Gymnasium	1,100m ²	1 space per 7m ² GFA	157.14
Bowling greens	2	30 spaces for the first bowling green, then 15 spaces for each additional green	45
Athletics track	1	Merit assessment – sporting fields require 50 spaces per field	Parking provided on grassed area
Total existing parking spaces required			1288 (1287.79)
Proposed hotel	86 rooms, 10 staff and one manager	1 space per unit, 1 space for the manager and 1 space per 2 employees	92
Total spaces required (existing and proposed development)			1378

The proposed development will result in a parking deficiency on site of 582 spaces which is a 42.24% variation. A traffic and parking assessment prepared by Intersect Traffic, dated March 2022 was submitted with the application. Car parking surveys were undertaken at peak times (Friday and Saturday between 5pm and 8:30pm) for Mingara Recreation club to assess the number of vacant car parking spaces. The survey showed that the peak parking demand on the site was 371 spaces, at which time 489 spaces were vacant on the site. The average utilisation of the carpark was found to be 33% (258 spaces). Having regard for the survey results, there would be sufficient parking available on the site for the proposed hotel which requires 92 parking spaces. It is also noted that 11 spaces are provided for the hotel guests only in the undercroft parking, therefore, only 81 spaces are required to be shared in the existing carpark.

The applicant submitted a traffic and parking assessment prepared by Intersect Traffic (dated 14 March 2022) which has demonstrated that the parking on site is suitable to accommodate the proposed development having regard for the following:

Screenshots from Central Coast Council Report re parking for HOTEL DA approval p16

Having regard for the parking surveys, cross uses identified and staggered peak uses, it is considered that the site will provide sufficient parking for the proposed hotel and the variation to the parking is supported.

The site is not a battle axe lot and the area on the site where the child care centre is proposed does not have a gradient in excess of 1:20.

Chapter 2.13 – Transport and Parking

In accordance with Chapter 2.13 the proposed child care centre will require the following parking rates.

Use	Parking Rate	Parking
Centre based child care facilities	1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces).	Child care centre proposed to have 112 children and 27 staff. 18.67 temporary stand spaces 27 staff spaces Total – 46 (45.67) spaces

Mingara Recreation Club currently contains 796 parking spaces (including accessible spaces) and 8 bus bays. The proposed development will involve the removal of 20 parking spaces near the proposed front entry to the child care centre. The demolition of 20 parking spaces will result in 776 spaces available on the site.

An assessment of the parking required on site has been provided in the table below having regard for the existing uses on the site and parking rates in Chapter 2.11.

Land Use	GFA/number	Parking Rate	Parking Spaces Required
Dining area	2,517m ²	15 spaces per 100m ² GFA	377.55
Licensed area	882m ²	1 space per 5m ² GFA	176.4
Gamming area	1,850m ²	1 space per 5m ² GFA	370
Auditorium/conference centre	1,488m ²	1 space per 15m ² GFA	99.2
Office premises	100m ²	1 space per 40m ² GFA	2.5
Swimming pool	3,200m ² (1,000m ² water area)	30 spaces per 500m ² water area	60
Gymnasium	1,100m ²	1 space per 7m ² GFA	157.14
Bowling greens	2	30 spaces for the first bowling green, then 15 spaces for each additional green	45
Athletics track	1	Merit assessment – sporting fields require 50 spaces per field	Parking provided on grassed area
Proposed hotel	86 rooms, 10 staff and one manager	1 space per unit, 1 space for the manager and 1 space per 2 employees	92 (11 provided as undercroft parking for exclusive use by the hotel), therefore, only 81 spaces are required to be shared with the existing club carpark.
Total existing parking spaces required			1369 (1368.79)
Proposed child care centre	112 children 27 staff	1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each	18.67 temporary stand spaces 27 staff spaces Total – 46 (45.67) spaces

	6 children (a minimum of 5 temporary stand spaces).	
Total spaces required (existing and proposed development)		1415 (1414.67)

The proposed development will result in a parking deficiency on site of 639 spaces which is a 45.16% variation.

A traffic assessment prepared by Seca Solution, dated 6 September 2023 was submitted with the application. The existing parking across the site could be used as shared parking for the child care centre. The existing parking across the site could be used as shared parking for the child care centre.